

# NORTHAMPTON ENERGY AND SUSTAINABILITY COMMISSION

## APPROVED MINUTES

February 25, 2010  
City Council Chambers,

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**Staff Contact:** Chris Mason, Energy and Sustainability Officer, (413) 587-1055,  
cmason@northamptonma.gov

**Present:** Louis Hasbrouck  
Ned Huntley  
Chris Mason  
David J. Narkewicz  
David Pormerantz  
Catherine Ratte  
Pamela C. Schwartz  
Scott Silver

1. **Call to Order**

Catherine Ratte called the meeting to order at 4:10 p.m. with Scott Silver as facilitator and Chris Mason as scribe.

2. **Approval of Minutes**

MOTION: Pamela Schwartz moved and Ned Huntley seconded the motion to approve the minutes of the January 28, 2010 meeting. Motion was approved unanimously.

3. **Orientation Package – any questions?**

There were no questions. Commissioners mentioned that the package was helpful.

4. **Actions Toward Becoming a Green Community**

- *Stretch Code workshop and flyer - discussion*

The commission discussed the goals of the information meeting and confirmed it was to impart information and, to the extent possible, have presenters address/acknowledge concerns raised by the audience as opposed to presenters expressing opinions.

The commission discussed likely presenters for the March 16 information session and decided not to include Sean Jeffords, noting that, although he has a wealth of experience working with HERS raters, his business does not focus on new construction.

Louis Hasbrouck expressed a desire to have both a local banker and someone local who is familiar with how the stretch code will effect commercial construction present at the workshop. Louis continues to look for an architect or builder who has recently worked in Northampton to fulfill this role.

The commission expressed general approval of the flyer advertising the Stretch Code workshop with minor edits and suggested the addition of a link to the DOER's web site on the stretch code.

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**Voting Members:** Jonathan Black • Wayne Feiden • Denzel Hankinson • Louis Hasbrouck • Ned Huntley  
• John Kelly • David J. Narkewicz • David Pomerantz • Catherine Ratte • Pamela C.  
Schwartz • Scott Silver  
**Ex-officio, non voting:** Chris Mason  
**Associate Members:**

David Narkewicz encouraged Chris Mason to develop a stretch code information page on the City's website.

- *Report on City Council's timeline for consideration of Stretch Code & Fuel Efficient Vehicle Purchasing Policy*

As the April 1 City Council meeting has been moved to April 8, the City Council is looking at a public hearing on or near that date. It has not been decided yet if the meeting will be held at a regularly scheduled City Council meeting or at a special session.

David Narkewicz suggested that the NESC approve a report, to be written by Chris Mason, outlining the informational stretch code workshop and present this report at the public hearing. This report could include an announcement of the availability of a video (by NCTV) of the information session.

## **5. Presentation by Andy Crystal of O'Connell Development**

Louis Hasbrouck invited Andrew Crystal, as a developer of commercial buildings in Northampton, to present to the commission his thoughts on the stretch code. Mr. Crystal is a developer of the new Kollmorgen Electro-Optical Corp. building on Village Hill. The following were presented by Mr. Crystal. He:

- presented the Commission with a FAQ sheet on the Stretch Code put out by NAIOP (Commercial Real Estate Development Association) that was presented to the BBRS during their public hearings on the stretch code in April 2009
- asked the commission to consider how increased regulation will impact development of commercial buildings
- expressed his estimation that the new Kollmorgen building will probably meet the 20% energy reduction called for in the stretch code
- stated that there is a high value in commissioning commercial buildings, "it is worth it"
- When asked if he felt adoption of the stretch code would keep new commercial construction away from Northampton, he said he couldn't say, stating that investors look at many things when considering a site and that the building code is only one.
- Louis and Andy discussed the typical size of commercial construction in Northampton and pointed out that, although there are certainly developments of more than 100,000 sq.-ft., most new construction is under 100,000 sq.-ft.
- Andy thinks it may be hard for hotels to meet stretch code standards
- He compares the stretch code to meeting the lowest level of LEED certification
- He declined an invitation to present at the March 16 information session but suggested John Kuhn, architect as a possible presenter

Peggy MacLeod, sitting in the audience, stated that Dan Hellyer, one of the presenters for the March 16 information session, has been to commercial training sessions on the stretch code.

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<b>Voting Members:</b>	Jonathan Black • Wayne Feiden • Denzel Hankinson • Louis Hasbrouck • Ned Huntley • John Kelly • David J. Narkewicz • David Pomerantz • Catherine Ratte • Pamela C. Schwartz • Scott Silver
<b>Ex-officio, non voting:</b>	Chris Mason
<b>Associate Members:</b>	

#### 4. Actions Toward Becoming a Green Community – cont.

- *Green Communities Grant proposal idea(s) – report & discussion*

Chris Mason and Scott Silver presented on a proposal idea that Northampton would submit for Green Community Grant funds if Northampton becomes a Green Community. In short, the City would ask for funds to complete two PV systems at SVAHS and Jackson Street School (for a total of about 110 kW) and then use the sale of SRECs from these two systems to fund ten years of energy efficiency and renewable energy programs in residential and commercial buildings. The sale of SRECs would provide up to twice as much in program funding over ten years than the original grant would and, if legislation enabling PACE financing becomes State law, could leverage far more in private financing to be directed to fund clean energy improvements in privately-owned buildings.

To move this proposal forward the City Council will need to pass a loan order for \$313,925 in CREBs contingent on receipt of G.C. grant and may need to take action to guarantee that the sale of SRECs from the two PV systems will be used solely to fund City-run energy efficiency and renewable energy projects for residential and commercial buildings. The City has been advised that, due to the relatively small size of the CREBs authorization, there may be a transaction fee or non-zero interest rate attached to the CREBs.

Central Services will use the \$36,000 Clean Energy Choice funds already in hand to procure system designs for the two PV systems.

MOTION: Catherine Ratte moved and Pam Schwartz seconded a motion that the sense of the commission is to move forward with this proposal idea. Motion was approved unanimously.

- *20% in five years Energy Reduction Plan – need to define steps toward completion*

Catherine will talk with Wayne and Carolyn in OPD about OPD taking the lead in developing the energy reduction plan.

#### 6. Meeting Times

Commissioners stated a desire to meet for two hours a month rather than 1 ½ hours and to move the meeting times to the 2<sup>nd</sup> Thursday of every month from 4:00 pm to 6:00 pm.

Chris Mason will send out an email to confirm that this change will work for all commissioners.

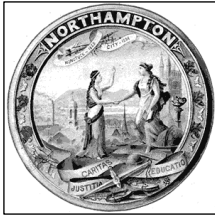
*Respectfully submitted,*  
Chris Mason  
Energy and Sustainability Officer  
3/3/10

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**Ex-officio, non voting:** Chris Mason

**Associate Members:**



# NORTHAMPTON ENERGY AND SUSTAINABILITY COMMISSION

## APPROVED MINUTES

January 1, 2010  
City Council Chambers,

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**Staff Contact:** Chris Mason, Energy and Sustainability Officer, (413) 587-1055,  
cmason@northamptonma.gov

**Present:** Jonathan Black  
Wayne Feiden  
Louis Hasbrouck  
Ned Huntley  
Chris Mason

David J. Narkewicz  
Catherine Ratte  
Pamela C. Schwartz  
Scott Silver

**6. Call to Order**

Catherine Ratte called the meeting to order at 4:05 p.m. with Catherine as facilitator and Chris Mason as scribe.

**7. Introductions**

David Narkewicz, Pamela Schwartz, and Louis Hasbrouck were introduced to the current commission members.

Louis informed the commission that he will be attending commission meetings as the official designee for the Office of the Building Commissioner.

Scott Silver recommended that the commission put together an orientation package for new commissioners. Chris Mason said he would compile what he felt was key information and include the task list assigned to NESC in the Sustainable Northampton Plan.

**8. Approval of Minutes**

**MOTION:** Scott Silver moved and Ned Huntley seconded the motion to approve the minutes of the October 22, 2009, November 19, 2009, and December 17, 2009 meetings. Motion was approved unanimously.

**9. Review/approve/recommend Green Communities Action Plan**

Catherine briefly went over the requirements of being designated as a Green Community, which would enable Northampton to apply for Green Community grants from a pool of up to \$10 million annually, and where Northampton stands in meeting each of the five requirements. Catherine reported her understanding that the grants will be for a maximum of \$500,000 each, that they expect to award 10-12 grants total, and that the total available funding may be reduced from \$10 million to \$7 million. She also described the following timeline:

- May 14 is the deadline to submit an application for Green Community designation to be eligible to apply for a grant this year.
- March 19 is the opening date that the DOER will receive grant applications

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Schwartz • Scott Silver

**Ex-officio, non voting:** Chris Mason

**Associate Members:**

- May 28 is the deadline for grant applications
- The DOER will announce grant recipients on June 28, 2010.

A discussion of the actions needed resulted in the following steps.

- Wayne Feiden and Carolyn Misch at OPD have said they will provide the documentation needed to satisfy criteria 1 and 2 for renewable and alternative energy manufacturing and R&D. The commission did not discuss the potential to satisfy the option to meet criteria 1 and 2 for renewable and alternative energy generation.
- City staff, primarily Central Services and the Energy and Sustainability Officer, are compiling the needed baseline data needed for criteria 3. It was noted that the DOER has provided a sample or template energy reduction plan. The commission did not discuss development of the plan.
- Catherine said she anticipates receiving from Newton and Brainard their adopted policies to purchase only fuel efficient vehicles for Northampton to use as a model.
- Catherine Ratte will provide David Narkewicz and Pam Schwartz with a digital copy of the stretch code and the model fuel efficient vehicle purchasing policies. David and Pam will coordinate to put a resolution to adopt the stretch code and a resolution to adopt a City fuel efficient vehicle purchasing policy on the Feb. 4, 2010 City Council agenda. They will also aim to have a public hearing on the stretch code in early April.
- Catherine Ratte, Louis Hasbrouk, and Chris Mason will organize a panel for an information workshop on the stretch code to be held at 7:00 pm, March 11, 2010. Venue to be determined. Suggested panelists include:
  - someone from the BBRS
  - Dan Hellyer, Building Commissioner from East Longmeadow
  - someone to speak to building commercial buildings under the stretch code
- Scott Silver and Chris Mason will form a working subcommittee to develop proposal ideas and, ultimately, develop a Green Communities proposal. One idea mentioned was to seed an energy revolving loan fund to financing energy efficiency retrofits in private residences and businesses, however, this would hinge on the State passing enabling legislation for Cities and Towns to implement property assessed clean energy (PACE) financing programs. Chris reported that such enabling legislation has been introduced and working its way through the legislative process in Boston.

**10. PACE financing as incentive program, letters of support for enabling state legislation**

Chris Mason reported that Mayor Higgins has sent out letters of support for house bill 4393, which would give cities and towns the clear authority to develop and run PACE financing programs.

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<b>Ex-officio, non voting:</b>	Chris Mason
<b>Associate Members:</b>	

MOTION: Wayne Feiden moved and Pam Schwartz seconded a motion to empower Chris Mason to draft a letter of support for house bill 4393 on behalf of the commission. Chris will accept suggested changes by individual commissioners but, in the event of a conflict in suggested changes, the resolution of the conflict will be made at the next NESC meeting. Motion was approved unanimously.

**11. LEED construction in City Buildings, Formal Policy**

Chris Mason presented the following two versions of a policy statement on LEED construction of City buildings for consideration.

Version 1:

The Northampton Energy and Sustainability Commission recommends to the Mayor of Northampton that the City adopt a standard that all new significant City buildings or major building renovations meet LEED™ certification standards—particularly in the LEED categories of Energy and Atmosphere and Sustainable Sites and particularly pertaining to energy efficiency, renewable energy, and sustainable transportation strategies—to the extent practicable and that ideally these buildings be LEED-certified.

Version 2:

The Northampton Energy and Sustainability Commission recommends to the Mayor of Northampton that the City adopt a standard that all new significant City buildings or major building renovations meet LEED™ certification standards—particularly in the LEED categories of Energy and Atmosphere and Sustainable Sites and particularly pertaining to energy efficiency, renewable energy, and sustainable transportation strategies—and that ideally these buildings be LEED-certified.

The commission discussed alternative language and presentation of the main points. Wayne Feiden will work suggested changes into the draft language and bring it back to the commission for consideration at the next meeting.

*Respectfully submitted,  
Chris Mason  
Energy and Sustainability Officer  
1/29/10*

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**Ex-officio, non voting:** Chris Mason

**Associate Members:**